

**CALENDAR ITEM
C44**

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06/29/15
PRC 3495.1
B. Terry

AMENDMENT OF LEASE AND REVISION OF RENT

LESSEE:

SDC Tahoe City, LLC

AREA, LAND TYPE, AND LOCATION:

Sovereign land in Lake Tahoe, adjacent to 950 North Lake Boulevard, near Tahoe City, Placer County

AUTHORIZED USE:

Continued use and maintenance of an existing commercial pier.

LEASE TERM:

20 years, beginning December 30, 2010.

CONSIDERATION:

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff has conducted a review of the rent under this lease and recommends that rent be revised from \$4,383 per year to \$3,781 per year, effective December 30, 2015.

PROPOSED AMENDMENT:

Amend the Lease to replace the existing Exhibit B, Site and Location Map, with a new Exhibit B, Site and Location Map (for reference purposes only), attached to this Calendar Item as Exhibit A, Site and Location Map. All other terms and conditions of the lease shall remain in effect without amendment.

OTHER PERTINENT INFORMATION:

1. Lessee owns the upland adjoining the lease premises.
2. On March 29, 2012, the Commission authorized a General Lease – Commercial Use for the continued use and maintenance of a commercial pier. The lease will expire on December 29, 2030.

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3. Staff conducted the rent review called for in the lease. Staff recommends the rent be reduced due to changes in the impact areas surrounding the piers.
4. The staff recommends that the Commission find that the subject lease amendment and revision of rent do not have a potential for resulting in either a direct or a reasonably foreseeable indirect physical change in the environment, and are, therefore, not projects in accordance with the California Environmental Quality Act (CEQA).

Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, sections 15060, subdivision (c)(3), and 15378.

EXHIBIT:

- A. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

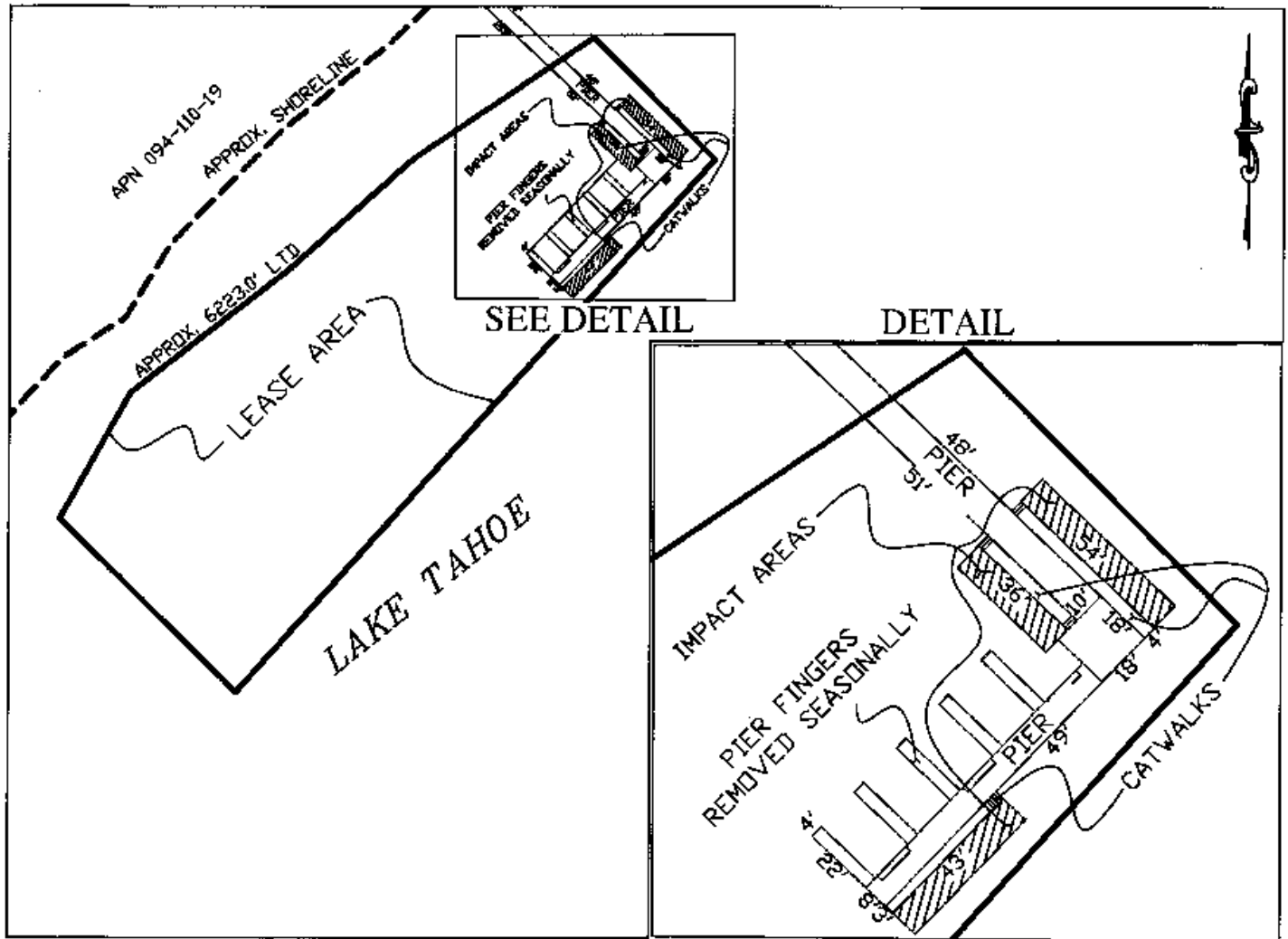
Find that the lease amendment and revision of rent are not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the activities are not projects as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

AUTHORIZATION:

1. Authorize the amendment of Lease No. PRC 3495.1, a General Lease – Commercial Use, effective December 30, 2015, to replace the existing Exhibit B, Site and Location Map, with a new Exhibit B, Site and Location Map (for reference purposes only), attached to this Calendar Item as Exhibit A, Site and Location Map; all other terms and conditions of the lease will remain in effect without amendment.
2. Approve the revision of rent for Lease No. PRC 3495.1 from \$4,383 per year to \$3,781 per year, effective December 30, 2015.

NO SCALE

SITE



950 North Lake Blvd., Tahoe City

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

Exhibit A

PRC 3495.1
SDC TAHOE CITY, LLC
APN 094-110-019
GENERAL LEASE -
COMMERCIAL USE
PLACER COUNTY



MDJ 12/15/14